

PT GOVT LOT 7 OF SEC 4-1N-23E
IN OR 2573/1460
UTIL ESMT OR 2270/413

CRUMBLEY JUSTIN
17350 HOOT OWL HOLLOW
HILLIARD, FL 32046

2025

04-1N-23-0000-0003-0070



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2021	2,513	498,370
FGR	821	55	2021	452	89,640
FOP	458	30	2021	137	27,170
FOP	513	30	2021	154	30,541
FUS	1,268	100	2021	1,268	251,466
SFB	289	80	2021	231	45,811
STR	60	10	2021	6	1,190
TOTALS	5,922			4,761	944,187

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,391.00	SF	4.00
2	0462	ST/AL FNC	0	100	544	6	3,264.00	SF	10.00
3	0462	ST/AL FNC	0	100	14	5	70.00	SF	10.00
4	0861	POOL GUNIT	2	100	0	0	922.00	SF	85.00
5	0855	CONC PAVER	2	100	0	0	1,416.00	SF	10.00
6	0871	POOL HTR R	2	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	3.00
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	9.76
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.76

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,761	126.7846	200.32	953,724	2021	2021	0	0	1.00	99.00
2 SFR CUST - 100% - 2024											
Heated Area: 4012											
HX Base Yr 2024											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU 10/25/2024 KBA											

TOTAL OB/XF											
132,282											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	2,391.00	SF	4.00	4.00	100
2	0462	ST/AL FNC	0	100	544	6	3,264.00	SF	10.00	10.00	100
3	0462	ST/AL FNC	0	100	14	5	70.00	SF	10.00	10.00	100
4	0861	POOL GUNIT	2	100	0	0	922.00	SF	85.00	85.00	100
5	0855	CONC PAVER	2	100	0	0	1,416.00	SF	10.00	10.00	100
6	0871	POOL HTR R	2	100	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF											
132,282											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	3.00	AC	1.00
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	9.76	AC	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.76	AC	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
982,854											
TOTAL MARKET OB/XF VALUE											
132,282											
TOTAL LAND VALUE - MARKET											
280,320											
TOTAL MARKET VALUE											
1,211,822											
SOH/AGL Deduction											
46,816											
ASSESSED VALUE											
1,165,006											
TOTAL EXEMPTION VALUE											
50,722											
BASE TAXABLE VALUE											
1,114,284											
TOTAL JUST VALUE											
1,395,456											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,290,675											

BUILDING DIMENSIONS																
FOP=[YR=2021]	W5	N18	W26	BAS=[YR=2021]	N2	U3	L3	W6	D3	L3						
S2	W14	N4	W16	S21	FOP=[YR=2021]	W2	D9	L9	S18	D9	R9	E46				
FGR=[YR=2021]	E11	S4	D4	R4	E6	U4	R4	N4	E4	N25	W29	S25\$	N6			
W9	S4	W12	N6	W23	U4	L4	N12	U4	R4	N8\$	S8	L4	D4	S12	D4	
R4	E23	S6	E12	N4	E9	N19	E21	N6	W9	N13	W14	N9\$	S9	E14	S13	E9
S6	E8	N10\$	PTR=E20	FUS=[YR=2021]	E40	S10	SFB=[YR=2021]	E17								
S17	W17	N17\$	S27	W1	D2	L2	W6	U2	L2	W1	N2	W9	S2	W1	D2	L2
W6	U2	L2	W1	N11	U7	R7	U4	L4	STR=[YR=2021]	W3	D3	L3	S4			
W4	N6	U5	R5	E5	S4\$	N4	W5	D5	L5	N16\$	W20\$.					

BUILDING NOTES											
FOP=[YR=2021] W5 N18 W26 BAS=[YR=2021] N2 U3 L3 W6 D3 L3 S2 W14 N4 W16 S21 FOP=[YR=2021] W2 D9 L9 S18 D9 R9 E46 FGR=[YR=2021] E11 S4 D4 R4 E6 U4 R4 N4 E4 N25 W29 S25\$ N6 W9 S4 W12 N6 W23 U4 L4 N12 U4 R4 N8\$ S8 L4 D4 S12 D4 R4 E23 S6 E12 N4 E9 N19 E21 N6 W9 N13 W14 N9\$ S9 E14 S13 E9 S6 E8 N10\$ PTR=E20 FUS=[YR=2021] E40 S10 SFB=[YR=2021] E17 S17 W17 N17\$ S27 W1 D2 L2 W6 U2 L2 W1 N2 W9 S2 W1 D2 L2 W6 U2 L2 W1 N11 U7 R7 U4 L4 STR=[YR=2021] W3 D3 L3 S4 W4 N6 U5 R5 E5 S4\$ N4 W5 D5 L5 N16\$ W20\$.											

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